

Terry Thomas & Co

ESTATE AGENTS



Eldon Villa Clifton Street Laugharne, Carmarthen, SA33 4QG

Nestled in the heart of Laugharne Township, this charming property on Clifton Street is a true gem waiting to be discovered. Boasting an impressive 4/5 bedrooms and 2 reception rooms, this detached house has been tastefully modernised and extended to offer a comfortable and spacious living environment.

One of the standout features of this property is the 3.6kw solar panels and Air Source Heat Pump, ensuring not only energy efficiency but also a reduced carbon footprint. Imagine the savings on your energy bills while also contributing to a greener environment - a win-win situation!

With 2 bathrooms, this home provides ample space for the whole family to enjoy. The large garden to the rear is perfect for outdoor gatherings, gardening enthusiasts, or simply relaxing in the fresh air. Additionally, the off-road parking to the fore adds convenience to your daily life.

Benefiting from double glazing, this property offers both warmth and tranquillity, shielding you from the hustle and bustle of everyday life. Whether you're looking for a peaceful retreat or a spacious family home, this property ticks all the boxes.

Offers in the region of £495,000

Eldon Villa Clifton Street

Laugharne, Carmarthen, SA33 4QG



Externally

An extended and tastefully modernised 4/5 bedroom, 2 reception roomed detached property with the benefit of 3.6kw solar panels and an Air Source Heat Pump. With a relatively large garden to rear situated at the centre of Laugharne Township. Off road parking to fore. Double glazed.

Entrance

uPVC double glazed entrance door into Vestibule hall. Part pine tongue & groove clad walls. Ceramic tiled floor. Stripped & stained pine entrance door into lounge

Lounge

15'11" x 24'3" (4.86m x 7.41m)

uPVC double glazed bay window to fore with single Georgian bar effect to centre. Victorian style fireplace with cast iron inset, floral patterned tiled side plates, ceramic tiled hearth & pine surround. Dado rail. Two double panel radiators. Staircase to first floor. uPVC double glazed French doors leading out to rear. Two recessed featured arch areas with fitted shelves. Stripped & stained pine door leading through to kitchen/dining/family room.

Kitchen/dining/family room

22'11" x 11'3" (7m x 3.44m)

Range of quality fitted base & eye level units with distressed oak door & drawer fronts having gloss finish granite effect work surface over the base units incorporating 1 1/4 bowl stainless steel sink. Plate racks. Display cupboards. Wine racks. 'Kenwood' oven comprising double fan assisted oven/grill & five ring LP gas hob with 'Kenwood' stainless steel chimney style extractor over. Down lighting. uPVC double glazed window to rear. Tiled walls between base & eye level units. Panel radiator with grills. Central Island unit with a matching distressed oak door front and a gloss finish granite effect work surface over the unit. Loft storage space. Down lighting. Multi-glazed door through to Utility Room. Dining/Family Area having down lighting. Upvc double glazed double doors leading out to the rear natural stone patio area and gardens. Upvc double glazed window to side. Under stairs storage cupboard. Panelled radiator with grills and thermostat.

Utility room

13'9" x 8'7" (4.21m x 2.64m)

Fitted base & eye level cupboards with a gloss finish granite effect work surface over the base unit. Panelled radiator with

grills and thermostat. Wood effect flooring. Down lighting. Upvc double glazed window to fore. Multi-glazed door to walk-in cupboard. Door to shower room.

Shower room

Low level WC. Wall mounted wash hand basin with tiled splash back. uPVC double glazed window to side with single Georgian bar effect. Shower enclosure having 'Gainsborough' electric shower fitment. Part tiled walls. Double panel radiator. Oak finish flooring.

First floor landing

Half landing. Flights to front and rear.

Family bathroom

10'11" x 9'1" (3.33m x 2.79m)

Four piece suite comprising roll top bath on Queen Anne legs, pedestal wash hand basin, low level WC & shower enclosure with chrome mixer shower fitment. Floor to ceiling Italian limestone effect tiled walls. uPVC double glazed window to side with single Georgian bar effect. Double panel radiator. Built-in airing cupboard with fitted shelves.

Front landing

Relatively large front landing area with uPVC double glazed window to fore with single Georgian bar effect. Staircase leading to attic room.

Rear bedroom 1

9'11" x 10'7" (3.04m x 3.23m)

uPVC double glazed window to rear with single Georgian bar effect. Double panel radiator.

Bedroom 2

11'6" x 11'9" (3.52m x 3.60m)

uPVC double glazed window to fore with single Georgian bar effect. Double panel radiator. Feature cast iron Victorian style fireplace.

Front bedroom 3

12'11" x 11'0" (3.94m x 3.36m)

uPVC double glazed window to front & side with single Georgian bar effect. Panel radiator with grills.

Bedroom 4

11'1" x 12'11" (3.38m x 3.95m)

Beech effect flooring. uPVC double glazed window to side with single Georgian bar effect. Television point. Panel radiator with grills.

Second floor attic room/home office/bedroom 5

15'1" x 14'9" (4.61m x 4.51m)

Double glazed 'Velux' window to rear. Two built-in cupboards to the eaves storage space. Further built-in single wardrobe. Spot lighting. Panel radiator.

Externally

To the front of the property there is a stonewall boundary, with iron railings over and iron pedestrian gate leading to a small forecourt. There is pedestrian access to either side of the property leading to the rear garden. Immediately to the rear of the property there is a natural stone patio area with a small flight of steps leading down to a relatively large mainly lawn garden, overlooking open countryside to rear. Workshop.







Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: D

Services: Mains water, electricity and drainage. 3.6kw Solar panels. Air source heat pump.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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